



Well Appointed Office Condo

- Asking price: ~~\$1,135,000.00~~ **\$950,000.00**
- +/- 3,331 sf of available space
- Office condo consisting of two (2) open and (3) closed offices, (1) meeting room, (1) kitchen, (2) storage and (3) bathroom. Features finished second floor mezzanine area
- Eight (8) onsite parking available
- IP4 - Kanata South Business Park Zone
- Located in Kanata south with close proximity to Highway 417
- Walking distance to many amenities
- Minutes from Eagleson Park & Ride Station. Bus transit only steps away

Get more information

Giorgio DiNardo

Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod

Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com



Platinum member

Property

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON

**Address**

155 Terence Matthews, Unit 2, Ottawa, ON

Year Built

1988

Available Space**Main Level**

(1) Foyer, (2) bathrooms, (1) closed office,
(1) open area offices, (1) meeting Room,
(1) kitchen, (1) storage, and
(1) bathroom

2,008 sf
(As per MPAC)

Second Level

(2) Closed offices, (1) bathroom,
(1) storage, and
(1) open area offices

1,323 sf

+/- 3,331 sf

Total:**Possession**

60-90 days

Parking

Eight (8) parking spots

Legal Description

UNIT 2, LEVEL 1, CARLETON CONDOMINIUM PLAN
NO. 471 PT E 1/2 LT 31 CON 10, PTS 1, 2 4R6842; S`T
LT619492, LT619493, LT623667, LT700672 AS SCHEDULE
"A" OF DECLARATION LT629690 KANATA

PIN

154710002

Zoning

IP4 - Kanata South Business Park Zone

Power Supply

225 amp, 120/208 volt, 3 phase

Expenses (2024 estimate)**Property Tax**

\$7,274.29/yr

Condo fees

\$15,086.19/yr

Enbridge

\$2,543.64/yr

Hydro

\$3,279.77/yr

Giorgio DiNardo

Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod

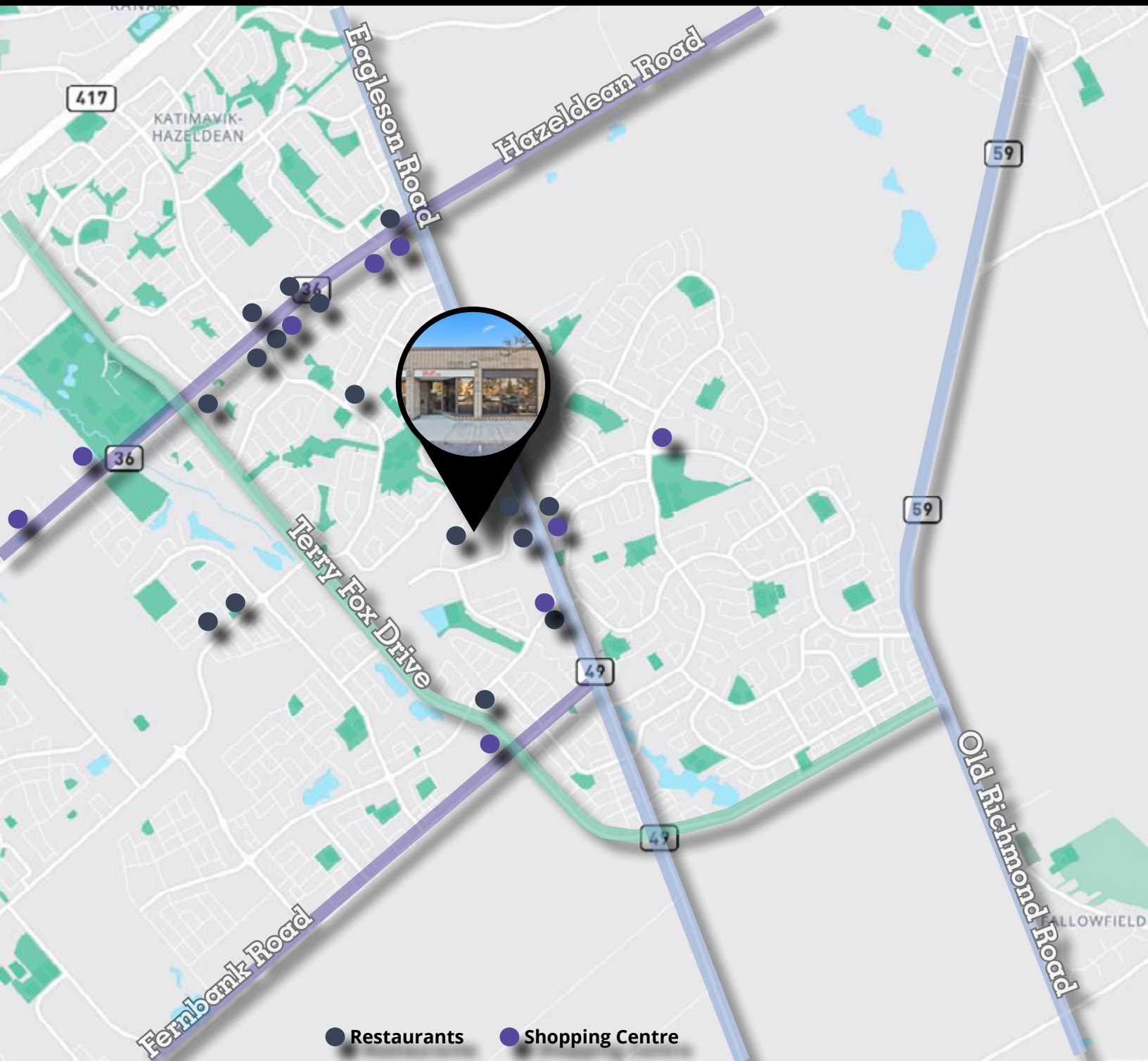
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

**AVISON
YOUNG**

Location Map

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON



Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

**AVISON
YOUNG**

Gallery

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON



Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

**AVISON
YOUNG**

Gallery

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON



Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

**AVISON
YOUNG**

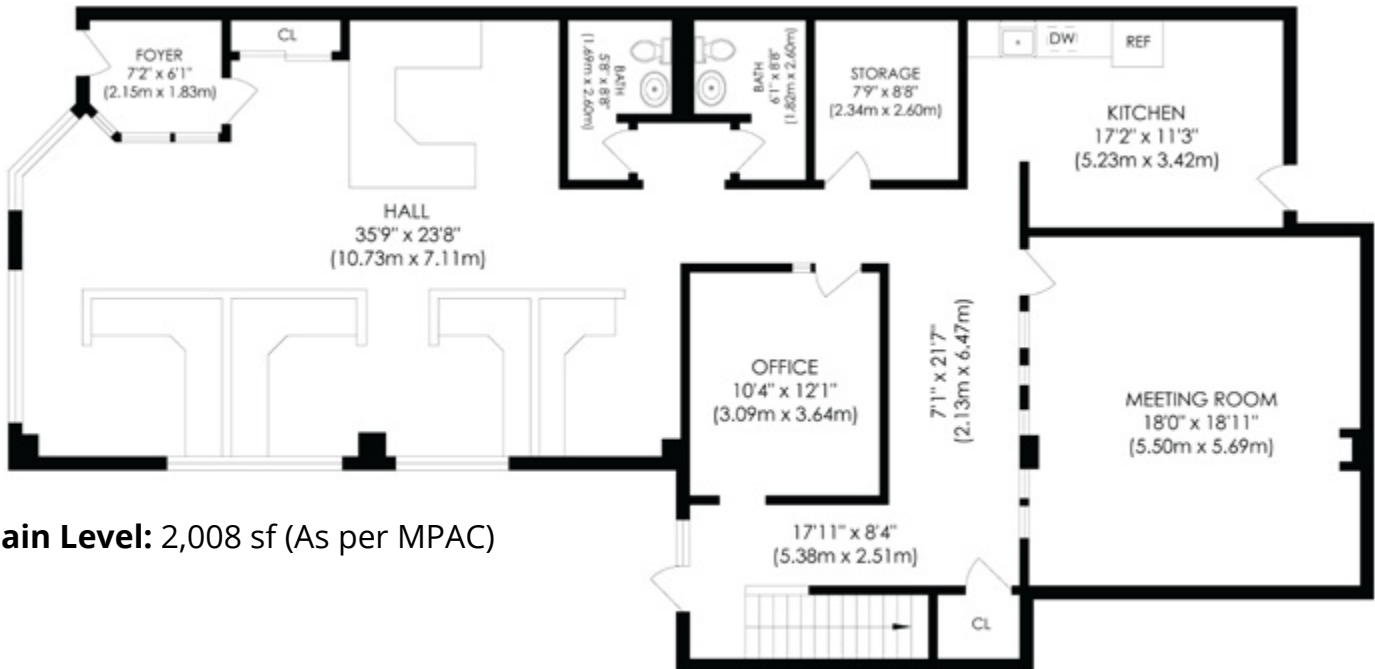
Floor Plan

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON

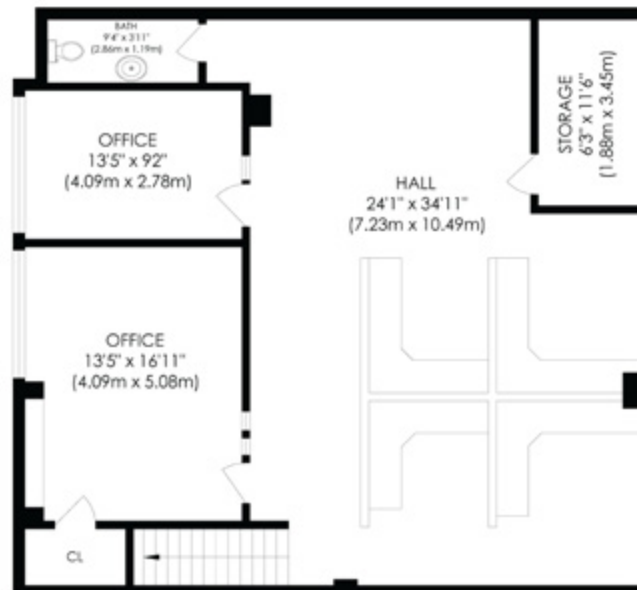


Virtual Tour



Main Level: 2,008 sf (As per MPAC)

Second Level: 1,323 sf



Total Available: 3,331 sf

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

**AVISON
YOUNG**



AVISON
YOUNG

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON

Get more information

Giorgio DiNardo

Sales Representative, Vice-President

D +1 613 696 2763

giorgio.dinardo@avisonyoung.com

David A. MacLeod

Sales Representative, Vice-President

D +1 613 696 2764

david.macleod@avisonyoung.com



Platinum
member

Avison Young Commercial Real Estate Services, LP, Brokerage | 45
O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680

Avison Young Commercial Real Estate Services,
LP, Brokerage. All rights reserved.

E. & O.E.: Information contained herein was obtained from
sources deemed reliable and, while thought to be correct, have
not been verified. Avison Young does not guarantee the accuracy
or completeness of the information presented, nor assumes any
responsibility or liability for any errors or omissions therein.